



Commission Members

Joseph Charpentier, *Chair*
Devin Canton, *Vice Chair*
Amanda Amory
Sarah French

Contacting the Commission

Division of Planning
& Regulatory Services serves as
the Commission's staff.

Address: City Hall, 455 Main St, Room 404,
Worcester, MA 01608

Hours: M-F 8:30 a.m.-2:00 p.m.

Phone: 508-799-1400 ext. 31441

Email: planning@worcesterma.gov

Website: worcesterma.gov/planning-regulatory

The Conservation Commission is committed to ensuring that its public meetings are accessible to all. Should you require interpretation, auxiliary aids, services, written materials in other formats, or reasonable modifications in policies and procedures, please contact the Planning Division a minimum of 48 hours in advance of the scheduled meeting.

Division of Planning & Regulatory Services

Our Mission:

To provide credible, timely, and accessible data and analysis for decision-making and problem solving for land and programmatic development

Division Staff:

Stephen Rolle, ACDO
Michelle Smith, Chief Planner
Eric Flint, Conservation Planner
Michelle Johnstone, Preservation Planner
Brian Pigeon, Sr. Transportation Planner
Stephen Cary, Planning Analyst
Deborah Steele, Principal Staff Assistant
Susan Daly, Staff Assistant

Upcoming Meetings

April 25, 2022
May 16, 2022
June 6, 2022
June 27, 2022
July 18, 2022
August 8, 2022
August 29, 2022
September 19, 2022
October 17, 2022
November 7, 2022

City of Worcester Conservation Commission Meeting Agenda Monday, March 28, 2022 at 5:30PM

Worcester City Hall
Levi Lincoln Chamber, 3rd Floor (Room 309), 455 Main Street

This Worcester Conservation Commission meeting will be held in-person at the date, time and location listed above. Meeting attendees will additionally have options to participate remotely by joining online or by phone:

- **Use the following link** to join the meeting via computer
<https://cow.webex.com/meet/conservationcommissionwebex>
- **Call 415-655-0001** (Access Code: **160 973 4358**) for the Conservation Commission.

Note: If technological problems interrupt the virtual meeting, the meeting will continue.

Application materials may be viewed on the City Website at <http://www.worcesterma.gov/planning-regulatory/boards/conservation-commission>.

For more information concerning this meeting, to request a reasonable accommodation or interpretation, or to **submit written comments** in advance of the hearing, please contact the Planning Division by email (preferred) at planning@worcesterma.gov or phone at (508) 799-1400 x 31440. Submission of comments in advance of the hearing is strongly encouraged. Note: interpretation requests must be received no later than 48 hours in advance of the meeting.

CALL TO ORDER: 5:30PM

REQUESTS FOR CONTINUANCES, POSTPONEMENTS, WITHDRAWALS

PUBLIC HEARINGS

OLD BUSINESS – NOTICES OF INTENT

1. 75 Quinsigamond Avenue (MBL 05-023-00093)

File #: CC-2021-055 & DEP#349-1310

Applicant: Neon Marketplace Operating I, LLC

Project: To construct a new gas station, car wash, and convenience store along with new parking areas, access, landscaping, lighting, utilities and stormwater management and associated site work.

Jurisdiction: Massachusetts Wetlands Protection Act and City of Worcester Wetlands Protection Ordinance

Continued from 9/13/2021

NEW BUSINESS – REQUESTS FOR DETERMINATION OF APPLICABILITY

2. 0 & 115 Northeast Cutoff & 0 (aka 300) Clark Street (MBL 52-006-01+02, 52-INX-0001D, 52-007-002+02A)

File #: CC-2022-014
Applicant: Gary Pepka
Project: To determine whether the installation of five staff gauges and three piezometers in Poor Farm Brook and other surface water areas, along with related site work, is subject to the Commission's jurisdiction, and to request a waiver of performance standard 4.2.4.
Jurisdiction: Massachusetts Wetlands Protection Act and City of Worcester Wetlands Protection Ordinance

3. 575 (aka 567) Park Avenue (MBL 08-016-00016)

File #: CC-2022-016
Applicant: Scrub-A-Dub
Project: To determine whether the digging and backfilling of two test pits, and drilling of seven boring holes, for the purpose of soil testing, is subject to the Commission's jurisdiction, and to request a waiver of performance standard 4.2.4
Jurisdiction: Massachusetts Wetlands Protection Act and City of Worcester Wetlands Protection Ordinance

NEW BUSINESS – NOTICES OF INTENT

4. White Birch Village (fka Burncoat Gardens) or 34, 36, 44, 46, and 49-80 Goldthwaite Road (aka Phases 2 & 3) and areas east of Cherry Blossom Circle, Paper Birch Path & Sourwood Circle (aka Phase V) (MBL 39-020-07-11; -002-6; & part of CO-NDO-02271)

File #: CC-2021-015 & DEP#349-13XX
Applicant: Goldthwaite Holdings, LLC
Project: To construct 9 multi-family dwellings (additional 36 units), stormwater management facilities, parking, utilities, and conduct other associated site work, with all existing structures to remain.
Jurisdiction: Massachusetts Wetlands Protection Act and City of Worcester Wetlands Protection Ordinance

5. 0 Meadow Lane/Pleasant Street (aka 14 Meadow Lane) (MBL 47-012-00007)

File #: CC-2022-009 & DEP#349-13XX
Applicant: Nicholas Hoffman
Project: To construct a single family home, garage, driveway, and other associated site work.
Jurisdiction: Massachusetts Wetlands Protection Act and City of Worcester Wetlands Protection Ordinance

6. 1 & 2 Rice Street (aka Worcester Country Club) (MBL 53-003-00002)

File #: CC-2022-013 & DEP#349-1317
Applicant: Worcester Country Club
Project: To perform dredging and bank restoration for 4 ponds and conduct associated site work, and to request a waiver of performance standard 4.2.4.
Jurisdiction: Massachusetts Wetlands Protection Act and City of Worcester Wetlands Protection Ordinance

7. 66 Tory Fort Lane (MBL 40-041-00005)

File #: CC-2022-015 & DEP#349-13XX
Applicant: Sparhawk Realty, LLC
Project: To pave an existing gravel driveway and conduct associated site work, and to request a waiver of performance standard 4.2.4.
Jurisdiction: Massachusetts Wetlands Protection Act and City of Worcester Wetlands Protection Ordinance

8. 48 Northboro Street (MBL17-009-00005)

File #: CC-2022-017
Applicant: Artan Ametaj
Project: To construct two duplexes, driveways, and other associated site work.
Jurisdiction: City of Worcester Wetlands Protection Ordinance

OTHER BUSINESS

9. Project Change Request

- a. Malden Woods, Whippoorwill Drive & Castine Street (CC-2019-074 & DEP#349-1266)
- b. Assumption, 500 Salisbury Street (CC-2021-049 & DEP#349-1308 / CC-2020-073)
- c. Southwest Cutoff (aka Rt. 20) Right-of-Way (CC-2019-028 & DEP#349-1247)

10. Requests for Certificates of Compliance

- a. 37 Honeysuckle Road (CC-2006-059 & DEP#349-906)
- b. 37 Honeysuckle Road (CC-2010-010 & DEP#349-993)
- c. 16 Bullard Avenue (CC-2017-085)

11. Requests for Extension of Time

- a. 90 Barber Avenue (CC-2017-075 & DEP#349-1175)

12. Enforcement Order and Violation Updates

- a. White Birch Commons FKA Burncoat Gardens FKA Goldthwaite Road (CC-EO-2017-001)
- b. 217 Lake Avenue (CC-EO-2020-004)
- c. 449 Massasoit Road (CC-EO-2020-006)
- d. Across from 133 North Lake Avenue – East side of Lake Avenue North Right-of-Way (between Dominion Road & Belcourt Road) and Lake Quinsigamond (CC-EO-2020-007)
- e. Across from 175 North Lake Avenue – East side of Lake Avenue North Right-of-Way (between Belcourt Road & Sonoma Drive) and Lake Quinsigamond (CC-EO-2020-008)
- f. 99 Wildwood Avenue (CC-EO-2020-009)
- g. 166 Moreland Street (CC-EO-2020-011)
- h. 522 Grove Street (CC-EO-2020-014)
- i. 0 Myrick Avenue (CC-EO-2020-015)
- j. Modoc Street (CC-EO-2021-001)
- k. 75 Harrington (CC-EO-2021-003)
- l. 40 June Street Terrace (CC-EO-2021-004)
- m. 12 AKA 0 Balis Avenue (CC-EO-2021-005)
- n. 1087-1089 Millbury Street and 18 Leland Street (CC-EO-2021-006)
- o. 269 James Street (CC-EO-2021-007)
- p. 90 AKA 100 Camelot Street AKA Farber Field (CC-EO-2021-008)
- q. 0 McKeon Road, 0 Millbury Street & 25 & 35R Tobias Boland Way (CC-EO-2021-009)
- r. Providence & Worcester Railroad (0 Tobias Boland Way)

13. Request for Duplicate Signature Page

- a. Rustic Avenue Extension – Certificate of Compliance (CC-2000-058)

14. Communications

- a. Status Update regarding 189 May Street; from: Patrick Healy, P.E.; received: 3/2/2022
- b. Salisbury Hill Stormwater System Monitoring; from: Capital Group Properties; received: 3/17/2022

15. Approval of Minutes – 1/25/2021; 4/12/2021; 11/15/2021; 12/13/2021; 1/3/2022; 1/24/2022; 3/7/2022

16. Policies and Procedures

ADJOURNMENT